



**Guide Price £60,000**

**Approximately 0.914 acres of land Llangan,  
Bridgend CF35 5DW**

The land comprises of approximately 0.914 acres of agricultural land. The land has, we are informed, has mainly been used mainly used for mowing hay and is well maintain. The land is flat with direct roadside access and is easily mowable with potential considered subject to any planning permission for agricultural, equestrian and amenity use.



### DIRECTIONS

From our Cowbridge office travel in a westerly direction up the high street filtering onto the A48 towards Bridgend. Turn right at the Pentre meyrick crossroads past Llangan Primary School (on your left) take the next left towards the village of Llangan, travel through the village and the field is on your right before the church. W3W///:shine.river.downfield

### SITUATION

The land is situated just within the popular Vale village of Llangan. The land is 3 miles of Cowbridge town centre and within some 5 miles of Junction 35 of the M4 Motorway.

### BRIEF DESCRIPTION

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### ACCESS

Entry to the land is via gate from positioned on the Western Boundary from the road which travels directly through the village of Llangan.

### TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

### PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

### FENCING

The property is surrounded by a well-maintained post and rail stock-proof fencing with a stone wall to the southern boundary. However the purchaser would have the responsibility of assessment for their own needs.

### SERVICES

We are not aware of any services to the property.

### BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

### DEVELOPMENT CLAWBACK

The Property is offered for sale subject to a 25%, 25 year development clawback provision in the event of planning permission being granted for residential or commercial use including renewable energy development though excluding agricultural or equestrian use.

### WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

### GUIDE PRICE

£60,000

### FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

### PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.

### INFORMAL TENDER

The freehold of the property is offered for sale by informal tender. Tenders are to be submitted in writing in a sealed envelope to Watts and Morgan at 55a High Street, Cowbridge by 12 noon on Friday 27th February 2026. Please note the vendor is not obliged to accept the highest or any offer. Tender forms are available from the agent's office.



#### Bridgend

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#### Cowbridge

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